

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 211/278 - 284 Charman Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$773,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	231/218 Bay Rd SANDRINGHAM 3191	\$330,000	11/12/2024
2	328/218 Bay Rd SANDRINGHAM 3191	\$330,000	05/12/2024
3	218/218 Bay Rd SANDRINGHAM 3191	\$330,000	13/11/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 24/01/2025 15:03



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

Year ending December 2024: \$773,000

## Comparable Properties



**231/218 Bay Rd SANDRINGHAM 3191 (REI)**

Agent Comments

1   
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**Price:** \$330,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** Apartment

**328/218 Bay Rd SANDRINGHAM 3191 (VG)**

Agent Comments

2   
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**Price:** \$330,000

**Method:** Sale

**Date:** 05/12/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**218/218 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

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**Price:** \$330,000

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9194 1200